

WARRANTY DEED
~~XXXXXX~~
 Maine Statutory Short Form

TRANSFER
 TAX
 PAID

Know all Men by these Presents,

2227218794

That James E. Jacques Sr. 010306

of Waterville, County of Kennebec, State of ME

~~being conveyed~~, for consideration paid, grant to Erik P. Bradford

of Waterville, County of Kennebec, State of ME

whose mailing address is 11 Harold Street Waterville, ME 04901

with warranty covenants ~~XXXXXX~~ the land in Waterville, County of Kennebec

State of Maine, described as follows:

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron rod set in the ground in the northwest corner of land of Ella W. Dyer; thence running westerly along Western Avenue to land of the heirs or devisees of Arthur J. Alden; thence running southerly along said Alden's land one hundred fifty (150) feet; thence running easterly to an iron rod set in the ground at the southwesterly corner of land of said Ella W. Dyer; thence running northerly on said Dyer's westerly line to the point of beginning.

Subject to certain restrictions as stated in deed from Vesta A. Putnam, et al, to Frederick D. Jacques and Dora G. Jacques dated July 10, 1944, and recorded in the Kennebec County Registry of Deeds in Book 809, Page 463.

Also, another lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Being lots numbered twenty-three (23) to thirty (30) inclusive on a certain plan of land of C.H. and A.J. Alden on Western Avenue, dated May 19, 1910, executed by Burleigh and Page, together with a right of way on foot and by vehicle in common with others over and along the right of way above referred to; next southwesterly of the premises above described to Frances Street as now accepted by the City, said right of way being fifty (50) feet in width. Being the same premises conveyed to Frederick D. Jacques and Dora G. Jacques by trustee's deed of William Knauff, dated July 14, 1945, one-half interest, and one-half interest by deed of Vesta A. Putnam and George C. Putnam, dated July 14, 1945, recorded in the Kennebec Registry of Deeds in Book 819, Page 487.

Excepting and reserving a portion of the above premises as described in a deed to Louis J. Carey dated August 21, 1951, and recorded in said Registry, Book 910, Page 71. Also excepting and reserving a portion of the above described premises in a deed to Robert E. and Barbara Jacques dated September 15, 1954, and recorded in said Registry in Book 976, Page 344.

Excepting and reserving a portion of the above premises as described in a Warranty Deed in joint tenancy from Dora G. Jacques, Roberts Jacques, Sr., James Jacques, Sr., John E. Jacques and Claire Gagnon to Douglas E. Reinhardt and Martha H. Reinhardt dated July 6, 1983 and recorded in said Registry in Book 2585, Page 230. Also excepting and reserving a portion of the above premises as described in a Warranty Deed in joint tenancy from Dora G. Jacques, Roberts Jacques, Sr., James Jacques, Sr., John E. Jacques and Claire Gagnon to Ronney W. Perreault and Winona P. Perreault dated July 6, 1983 and recorded in said Registry in Book 2585, Page 231.

Meaning and intending to describe and convey the same premises conveyed to James E. Jacques, Sr., by Warranty Deed of Dora G. Jacques, Dated March 14, 1946, and recorded at Book 2921, Page(s) 112, Kennebec County Registry of Deeds.

47-50

47-50

And

husband/wife of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness his hand and seal this 29th day of the month of
April, 1994

Signed, Sealed and Delivered

in presence of

Richard A. Boire *James E. Jacques Sr.*
James E. Jacques Sr.

NEW HAMPSHIRE ROCKINGHAM
State of Maine, County of Kennebec ss April 29, 1994

Then personally appeared the above named James E. Jacques Sr.

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Richard A. Boire

Notary Public
Attorney at Law

SEAL

Commission Expires: 7/16/96

Printed Name RICHARD A. BOIRE

ATTEST: *James E. Jacques Sr.*
REGISTER OF DEEDS

RECEIVED KENNEBEC SS.
MAY - 2 PM 1:40